

I, BOTTIE MALEY, County Clerk of San Patricio County, Texas, do hereby certify that the following images are part of the Official Public Records of Real Property of San Patricio County, Texas, starting with File No. 321273 State Identification No. 18748

FILE NO.

321273

FILE NO.

18748



WITNESS MY HAND AND SEAL OF OFFICE, this 4th day of October 1983.

Bottie Maley

SUBSTITUTE TRUSTEE'S DEED

STATE OF TEXAS

§

COUNTY OF SAN PATRICIO

§

KNOW ALL MEN BY THESE PRESENTS:

§

WHEREAS, on the 21st day of September, 1979, Algemene Goederenhandel "Ago" B.V. ("Ago"), Texas Independent Oil Corporation, formerly know as Uni International Corporation and Uni Oil, Inc. ("TIOC"), and Uni Refining, Inc. entered into a Loan and Security Agreement (the "Loan Agreement"); and

WHEREAS, on the 21st day of September, 1979, Ago entered into a Loan Participation Agreement with Poda Management Est., a Lichtenstein corporation ("Poda"), whereby Ago sold and Poda purchased a participation in the loan evidenced by the Loan Agreement and the security therefor; and

WHEREAS, pursuant to the terms of the Loan Agreement, TIOC guaranteed the indebtedness owed by Uni Refining, Inc. to Ago/Poda incurred pursuant to said Loan Agreement; and

WHEREAS, Uni Refining, Inc., as of August 31, 1983, owed to Ago/Poda the sum of \$28,144,309.50, plus attorneys fees, expenses of collection, and all accrued interest from and after August 31, 1983; and

WHEREAS, Ago/Poda have previously made demand upon Uni Refining, Inc. and TIOC to pay promptly the said indebtedness owed to it by Uni Refining, Inc.; and

WHEREAS, TIOC and Uni Refining, Inc. have failed and refused to satisfy said demand and perform their obligations under the said Loan Agreement; and

WHEREAS, the obligations of TIOC and Uni Refining, Inc. under the Loan Agreement are secured by the lien of a Deed of Trust, Mortgage and Security Agreement (the "Deed of Trust"), dated September 21, 1979, wherein T. Michael Hajecate, T. Herbert Hajecate, TIOC, Uni Refining, Inc. and Uni Pipeline, Inc., as Grantors, conveyed to Frank W. R. Hubert, Jr., Trustee, for the benefit of Ago/Poda certain property situated in San Patricio County, Texas, said Deed of Trust having been filed for record on

October 8, 1979, in volume 425, pages 712 through 798 of the Deed of Trust Records of San Patricio County, Texas, to which and the record thereof reference is here made for all purposes; and

WHEREAS, the interests of T. Michael Hajecate and T. Herbert Hajecate in the property described in said Deed of Trust were subsequently conveyed by General Warranty Deed dated March 13, 1981, to TIOC, said deed having been filed for record on July 1, 1981, in volume 635, pages 746 through 757 of the Deed Records of San Patricio County, Texas; and

WHEREAS, Frank W. R. Hubert, Jr., the named Trustee in said Deed of Trust, has resigned as Trustee under said Deed of Trust; and

WHEREAS, Ago/Poda, the beneficiaries in said Deed of Trust, have appointed the undersigned, Duane Egeland, as Substitute Trustee to act under and by virtue of said Deed of Trust; and

WHEREAS, Ago/Poda, the beneficiaries in said Deed of Trust requested and directed that said Substitute Trustee sell the interests of T. Michael Hajecate, T. Herbert Hajecate, TIOC, Uni Refining, Inc., and Uni Pipeline, Inc., in the property described in said Deed of Trust, including:

(a) The land and interest in land (hereinafter called "said land") described in Exhibit A attached hereto and hereby made a part hereof, said land being situated in San Patricio County, Texas, including, without limitation, the leasehold estate of Uni Refining, Inc. under that certain Lease Agreement (hereinafter called the "Lease") dated September 18, 1979, from T. Michael Hajecate, T. Herbert Hajecate, Uni International Corporation and Uni Pipeline, Inc., as Lessors, to Uni Refining, Inc., as Lessee, covering a portion of said land;

(b) Any and all buildings and improvements of every type, kind and character now or hereafter situated upon said land; and any and all plumbing, electrical,

heating, cooling and other equipment and all building materials and other goods of every type, kind and character which are situated upon or are fixtures related to said land, buildings, or improvements;

(c) Any and all other goods of every type, kind and character owed or acquired by Grantors which are situated upon said land (whether or not situated within or attached to said buildings or improvements) and which facilitate the use and occupancy of said buildings and improvements for the purposes of which they were or are to be constructed; and

(d) All plans and specifications for said buildings and improvements, all rights of Grantors under all existing and future lease, construction, maintenance and other contracts covering or relating to said land, buildings or improvements, all tenant deposits made pursuant to or in connection with said leases, all rights of ingress and egress, easements, licenses, permits, franchises, certificates, general intangibles (including trade names and symbols used in connection therewith) and all other rights and privileges obtained in connection with, relating to or associated with said land, buildings or improvements; and

(e) In the event any of the above described property is a leasehold estate, all additional rights, titles and interests of Grantors in and to the property covered by the lease creating such leasehold estate, including Grantors' rights, if any, to purchase the property covered by such lease ((a) through (e) inclusively referred to as "the Property").

WHEREAS, the said Duane Egeland, Substitute Trustee, as aforesaid, in compliance with the request of Age/Peda. and in accordance with law, did give legal notice of Substitute Trustee's sale by posting notice thereof for the time and in the

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manner provided in the Deed of Trust, and in accordance with law, as is indicated in the Affidavit of Posting attached hereto as Exhibit "B" and made a part hereof for all purposes, and did offer said Property for sale at public auction at the door of the courthouse of San Patricio County, Texas, in the City of Sinton, Texas, on the 4th day of October, 1983, the same being the first Tuesday in said month, between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m., to the highest bidder, for cash, and said Property was at such sale knocked down to *Poda Management Est. Trustee for Poda Management Est. and Algernone Overend* "1/3" B.V. ("Poda Management Est. and Algernone Overend") for the sum of *sixteen million, five hundred and forty-three and 90/100* (\$16,545,343.90) DOLLARS, cash, the said *Poda Management Est., Trustee* being the highest and bidder therefor; and

WHEREAS, from the Affidavit attached hereto as Exhibit "C" and made a part hereof, it appears that Ago/Poda served notice of such Substitute Trustee's sale by certified mail at least twenty one (21) days preceding the date of sale on each debtor obligated to pay such indebtedness according to the records of Ago/Poda and as required by law; and

WHEREAS, all prerequisites required by law and/or by said Deed of Trust have been fully and duly satisfied by Ago/Poda and by said Substitute Trustee:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, I, Duane Egeland, Substitute Trustee, as afore said, by virtue of the power and authority invested in me as such Substitute Trustee, for and in consideration of the premises and the sum of *sixteen million, five hundred forty three and 90/100* (\$16,545,343.90) DOLLARS, cash, to me in hand paid by *Poda Management Est., Trustee*, the receipt of which is hereby fully acknowledged and confessed, do by these presents, GRANT, SELL, and CONVEY unto the said *Poda Management Est., Trustee*, the Property described above and on Exhibit "A" attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD, the above described Property, together with all and singular the rights and appurtenances

thereto and any wise belonging, unto *Pida Management Est., Trustee*, its successors and assigns, forever, in fee simple; and I, Duane Egeland, the said Substitute Trustee, do hereby bind the said T. Michael Hajecate, T. Herbert Hajecate, TIOC, Uni Refining, Inc., and Uni Pipeline, Inc., their respective heirs, executors, successors, assigns, and administrators to WARRANT AND FOREVER DEFEND the right and title to said Property to the said *Pida Management Est., Trustee*, its successors and assigns forever against every person whosoever lawfully claiming or to claim the same, or any part thereof.

EXECUTED this 4th day of October, 1983.

Duane K. Egeland
DUANE EGELAND, SUBSTITUTE TRUSTEE

STATE OF TEXAS

COUNTY OF *San Antonio*

BEFORE ME, the undersigned authority, on this day personally appeared Duane Egeland, Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 4th day of October, 1983.

Lynda Cantel
Notary Public in and for the State of Texas

Lynda Cantel
Printed Name of Notary

My Commission expires:

7-24-84

1390b
10/03/83

Legibility of Writing
Typing or Printing
UNSATISFACTORY in this
document when received

ANNEX I

Fee LandsTract (a)

Being 93.717 acres out of Block "N", Block "II", and Block "JJ", BURTON AND DANFORTH SUBDIVISION, San Patricio County, Texas, and being more particularly described as follows:

BEGINNING at the point of intersection of the easterly right-of-way of Farm Road No. 2725 with the southerly right-of-way of Bishop Road for the most northwesterly corner and POINT OF BEGINNING of this tract;

THENCE along said right-of-way of Bishop Road, South 55 deg. 23' East, 2231.30 feet to a point at the intersection of said right-of-way of Bishop Road with the westerly right-of-way of Bay Avenue;

THENCE along said right-of-way of Bay Avenue, South 34 deg. 37' West, 1985.50 feet;

THENCE South 89 deg. 39' 10" West, 1575.69 feet;

THENCE North 34 deg. 37' East, 796.80 feet;

THENCE South 55 deg. 23' East, 330.00 feet;

THENCE North 34 deg. 37' East, 812.00 feet;

THENCE North 55 deg. 23' West, 1270.00 feet to a point along the easterly right-of-way of Farm Road 2725 for a corner of this tract;

THENCE along said right-of-way of Farm Road 2725, North 34 deg. 37' East, 1280.00 feet to the POINT OF BEGINNING.

Tract (b)

The Surface estate only of a Tract of land and being a Six (6) acre tract of land, more or less, out of the north end of Lot Four (4), Block JJ of the Burton and Danforth Acreage Subdivision, as shown by the map or plat of the same of record in Volume 152, Page 1, Deed Records of said County, reference to which is hereby made for all purposes, and described as follows:

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Starting at a point in the center line of the Old Ingleside Highway where the center line of the 40 foot designated County Road crosses said Highway, said Road being designated 16th Str., and said point being also in the dividing line between Lots Three (3) and Four (4) in Block M of the Burton and Danforth Subdivision as shown on the map made by P. L. Telford, dated December 9, 1909, and recorded in the Map Records of Aransas County, Texas;

THENCE in an easterly direction along the center line of said 40 foot roadway, 1020 feet to the Northwest corner of the tract herein described, said corner being at the intersection point of said 40 foot Roadway and a 60 foot Roadway designated Ingleside Avenue;

THENCE Continuing in an easterly direction 330 feet to the Northeast corner of the tract herein described;

THENCE turning 90° in a southerly direction along the boundary line between Lots 3 and 4, Block. JJ of said Burton and Danforth Subdivision, a distance of 792 feet to the Southeast corner of the tract herein described;

THENCE in a westerly direction 330 feet to the Southwest corner of the tract herein described said Southwest corner being in the center line of aforesaid Ingleside Ave.;

THENCE turning 90° and in a northerly direction 792 feet to the point of beginning, containing 6.0 acres, more or less.

Tract (c)

Being a tract of land situated in San Patricio County, Texas, described as portions of Lots 1, 2, and 3 in Land Block M, Burton and Danforth Subdivision in San Patricio County, Texas according to a plat recorded in Volume 1, pages 62 and 63, Map Records of Aransas County, Texas, a certified true copy of said plat being recorded in Volume 152, Page 1 of the Deed Records of San Patricio County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point located in the south right-of-way line of F.M. 2725, from whence the centerline of Bishop

Road bears N 34° 37' 00" E at a distance of 2620 feet, said point of beginning being the most westerly corner of Lot 3, Land Block M, Burton and Danforth Subdivision, and the most westerly corner of this tract;

THENCE N 34° 37' 00" E along the south right-of-way line of F.M. 2725, and the northwest line of Lot 3, Land Block M, Burton and Danforth Subdivision, a distance of 896.00 feet to a point for a corner of this tract;

THENCE S 55° 23' 00" E across Lot 3, Land Block M, Burton and Danforth Subdivision, a distance of 280.00 feet to a point, said point lying on the common line between Lot 2 and Lot 3, Land Block M, Burton and Danforth Subdivision, for an interior corner of this tract;

THENCE N 34° 37' 00" E along said common line between Lot 2 and Lot 3, Burton and Danforth Subdivision a distance of 384.00 feet to a point, said point lying on the south right-of-way line of a 40 foot wide dedicated roadway and on the northeast line of Land Block M, Burton and Danforth Subdivision for the most northerly corner of this tract;

THENCE S 55° 23' 00" E along the south right-of-way line of a 40 foot wide dedicated roadway and the northeast line of Land Block M, Burton and Danforth Subdivision, a distance of 630.00 feet to a point for the most easterly corner of Lot 1, Land Block M, Burton and Danforth Subdivision, and the most easterly corner of this tract, said point lying in the west right-of-way line of a 60 foot wide dedicated roadway;

THENCE S 34° 37' 00" W along the west right-of-way line of said 60 foot wide dedicated roadway and the southeast line of Lot 1, Land Block M, Burton and Danforth Subdivision, a distance of 640.00 feet to a point for a corner of this tract;

THENCE N 55° 23' 00" W across Lot 1 and Lot 2, Land Block M, Burton and Danforth Subdivision, a distance of 630.00 feet to a point, said point lying on the common line between Lot 2 and Lot 3, Land Block M, Burton and Danforth Subdivision, and being an interior corner of this tract;

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THENCE S 34° 37' 00" W along the common line between Lot 2 and Lot 3, Burton and Danforth Subdivision, a distance of 640.00 feet to a point, said point lying on the north right-of-way line of a 40 foot wide dedicated roadway and the southwest line of Lot 3, Land Block M, Burton and Danforth Subdivision, and being the most southerly corner of this tract;

THENCE N 55° 23' 00" W along the north right-of-way line of a 40 foot wide dedicated roadway and the southwest line of Lot 3, Land Block M, Burton and Danforth Subdivision, a distance of 280.00 feet to the point of beginning, forming a tract of land embracing 15.01561 acres.

Tract (d)

The following described tract or parcel of land consisting of 5.207 acres, more or less, out of Farm Lot Three (3) in Land Block "O", located in Burton and Danforth Subdivision, Abstr. 184, San Patricio County, Texas, to-wit:

Commencing at the apparent physical North Corner of said Lot No. 3 herein described.

THENCE South 34 deg. 00' West with West boundary of said Lot No. 3 a distance of 470 feet to the point of the beginning. Said point being the North corner of 5.207 acre tract herein described.

THENCE South 56 deg. 00' East a distance of 280 feet to a point on the East boundary line of said Lot No. 3 for the East corner of said 5.207 acre tract.

THENCE South 34 deg. 00' West with the East boundary line of said Lot 3 a distance of 810 feet to a point marking the apparent physical South corner of said Lot No. 3 and the South corner of said 5.207 acre tract.

THENCE North 56 deg. 00' West with the South boundary line of said Lot No. 3 and the west corner of said 5.207 acre tract.

THENCE North 34 deg. 00' East with the West boundary line of said Lot No. 3 a distance of 810 feet to a point of beginning and containing in these metes and

bounds 5.207 acres of land, more or less, and being a portion of the same property acquired by United Gas Pipe Line Company by deed dated July 21, 1952, duly recorded in Vol. 177, Pages 535-536 and by correction deed dated April 24, 1967, duly recorded in Vol. 350, Pages 380-382 and by correction deed dated March 18, 1976, duly recorded in Vol. 524, Pages 337-341, and being the same land conveyed to South Gulf Management, Inc., by deed dated March 25, 1977, duly recorded in Vol. 552, Pages 1-4, all of the above instruments being recorded in the deed records of San Patricio County, Texas.

LESS AND EXCEPT the most Northerly 110 feet of said tract and comprising of .708 acre, more or less.

Tract (e)

Being a tract of land 610 feet by 665 feet out of the South end of Farm Lots Nos. Four (4) and Five (5), Land Block "O", of the Burton and Danforth Subdivision, according to the map or plat of said Subdivision made by P. L. Telford, Surveyor, recorded in Vol. 1, pages 62-63, Map Records, Aransas County, Texas, a certified photocopy of which recorded map being of record in Vol. 152, page 1, Deed Records, San Patricio County, Texas, to which map and the records thereof references are here made for further description of said Farm Lots; and said tract being described by metes and bounds, viz:

BEGINNING at the Southwest corner of said Farm Lot 5 which point is on the North line of a Roadway between Blocks "O" and "N" of said Subdivision, for the Southwest corner of this tract;

THENCE, in a Southeasterly direction along said North line of said Roadway a distance of 610 feet, to the present Southeast corner of said Farm Lot 4 which point is also on the West line of a Roadway between Farm Lots 3 and 4 of said Block and Subdivision, for the Southeast corner of this tract;

THENCE in a Northeasterly direction along said West line of said Roadway a distance of 665 feet to the Southeast corner of tract conveyed to United Gas Pipe Line Company by Warranty Deed dated May 6, 1967, recorded in Vol. 351, page 428, Deed Records of San Patricio County, Texas, for the Northeast corner of this tract;

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THENCE in a Northwesterly direction along the South line of said tract conveyed to United Gas Pipe Line Company, a distance of 610 feet to the West line of said Farm Lot 5, for the Northwest corner of this tract;

THENCE in a Southwesterly direction along the West line of said Farm Lot 5, a distance of 665 feet to the PLACE OF BEGINNING.

Tract (f)

A tract or parcel of land located in San Patricio County, Texas, described more particularly as follows, to-wit:

Beginning at the Northwest corner of Lot Four (4), Block N, of the Burton and Danforth Subdivision as shown by map recorded in Vol. 1 at pages 62-63 in the Map Records of Aransas County, Texas, a certified photostatic copy of which is filed in the Deed Records of San Patricio County in Vol. 152 at page 1, said point being the South line of Bishop Road;

THENCE, South 55 Deg. 23 Min. East, 280 feet to the Northeast corner of said lot in the West line of State F.M. Road No. 2725;

THENCE, South 34 Deg. 37 Min. West, 640 feet along the East line of said lot and the West line of said F.M. Road No. 2725 to the Southeast corner of this tract;

THENCE, North 55 Deg. 23 Min. West, 280 feet to the Southwest corner of this tract in the West line of said Lot 4;

THENCE, North 34 Deg. 37 Min. East, 640 feet along the West line of Lot 4 to the point of beginning.

Save and except the following described portion of the above described property, to-wit:

BEGINNING at a point in the West line of State F.M. Road No. 2725 and the East line of Lot 4, Block N of the Burton and Danforth Subdivision as shown by map records in Vol. 1 at pages 62-63 of the Map Records of Aransas County, Texas, a certified photostatic copy of

which is filed in the Deed Records of San Patricio County, Texas, in Vol. 152, at page 1, said Point of Beginning bears South 34 Deg. 37 Min. West, 484.42 feet from the Northeast corner of said Lot 4, Block North;

THENCE, North 55 Deg. 23 Min. West, 280 feet parallel to the North line of said Lot 4 to the Northwest corner of this tract in the West line of said Lot 4, Block N;

THENCE, South 34 Deg. 37 Min. West, 155.58 feet with the West line of said Lot 4 to the Southwest corner of this tract;

THENCE, South 55 Deg. 23 Min. East, 280 feet parallel to the North line of Lot 4 of said Block N to the Southeast corner of this tract in the East line of said Lot 4 and the West line of F.M. Road No. 2725;

THENCE, North 34 Deg. 37 Min. East, 155.58 feet with the East line of Lot 4 and the West line of F.M. Road No. 2725 to the point of BEGINNING, containing one (1) acre of land.

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Leases, Easements and Permits

1. Lease Agreement dated March 26, 1979, from Coast Materials, Inc., as Lessor, to Uni Pipeline Company, as Lessee, covering the following described land situated in San Patricio County, Texas:

Being located on Red Fish Bay and BEGINNING at a point in the centerline of Ocean Drive, at 80 foot roadway opposite the Southeast corner of Lot Two (2), Bay Block Eight (8), as shown by map prepared by P. L. Telford dated December 9, 1909 and recorded in the Map Records of Aransas County, Texas, in Volume 1 at pages 62-63, a certified photostatic copy of which is filed in the Deed Records of San Patricio County, Texas, in Volume 152 at page 1, said point being in the Southeasterly projection of the South line of said Lot Two (2), Bay Block Eight (8) of said subdivision;

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THENCE, N. 17° 16' 57" E., 345.7 feet along the centerline of Ocean Drive to a corner;

THENCE, N. 15° 24' 14" E., 349.46 feet along said centerline of Ocean Drive to a corner;

THENCE, N. 18° 04' 37" E., 344.24 feet along said centerline of Ocean Drive to a corner;

THENCE, N. 29° 15' E., 331.45 feet along said centerline of Ocean Drive to the Northwest corner of this tract;

THENCE, S. 55° 23' E., 270.01 feet with the Southeasterly projection of the North line of Lot Three (3), Bay Block Seven (7) of said subdivision to the shore of Red Fish Bay for the Northeast corner of this tract;

THENCE, with the shore of Red Fish Bay, S. 30° 06' 42" W., 331.02 feet;

THENCE, continuing with said shoreline, S. 32° 32' 03" W., 330.02 feet;

THENCE, along said shoreline, S. 32° 17' 15" E., 59.81 feet;

THENCE, along said shoreline, S. 16° 46' 10" W., 308.88 feet to a corner of this tract;

THENCE, along said shoreline, S. 23° 50' 07" W., 340.40 feet to the Southeast corner of this tract in the Southeasterly projection of the South line of Lot Two (2), Bay Block Eight (8) of said subdivision;

THENCE, N. 55° 23' W., 170.01 feet along said projection of the South line of said Lot Two (2) to the POINT OF BEGINNING, SAVE AND EXCEPT the East one-half (1/2) of Ocean Drive, an 80 foot roadway dedicated to the public use as such, containing 6.764 acres (including roadway), more or less, 5.505 acres, more or less, excluding one-half (1/2) roadway;

SAVE AND EXCEPT, however, the following:

Beginning at a point in the center line of Ocean Drive where the center line of Sunray Road, a forty (40') foot county road, crosses said center line of Ocean

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IMAGE NO.
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Drive as shown by Burton and Danforth Subdivision map recorded in Vol. 1 at pages 62-63 of the map records of Aransas County, Texas, a certified photostatic copy of which is recorded in the Deed Records of San Patricio County, Texas, in Vol. 152, at page 1,

THENCE N. 18 deg. 4 min. 37 sec. East, 156.47 ft. along the center line of said Ocean Drive, an 80-foot roadway to the Northwest corner of this tract;

THENCE S. 55 deg. 25 min. East 218.55 feet to the shoreline of Redfish Bay for the Northeast corner of this tract;

THENCE S. 32 deg. 32 min. 3 sec. West, 150.1 feet with the shoreline of Redfish Bay;

THENCE S. 23 deg. 17 min. 15 sec. East, 59.47 feet along the shoreline;

THENCE S. 16 deg. 46 min. 10 sec. West, 308.88 feet along the shoreline;

THENCE S. 23 deg. 50 min. 7 sec. West, 340.40 feet along the shore to the Southeast corner of this tract;

THENCE N. 55 deg. 23 min. West, 170.17 feet to the Southwest corner in the center line of Ocean Drive;

THENCE N. 17 deg. 16 sec. 57 min. East, 345.70 feet with the center line of Ocean Drive to a corner;

THENCE N. 15 deg. 24 min. 14 sec. East, 349.46 feet along the center line of Ocean Drive to the point of beginning, containing 3.74 acres, save and except the East one-half (1/2) of Ocean Drive embraced within the above metes and bounds.

2. Pipeline Easement dated March 23, 1978, from Hugh C. Jackson to Uni Pipe Line Inc., covering a portion of Lot 4, Block B-B and Lots 3 and 4, Block A-A of the Burton and Danforth Subdivision, San Patricio County, Texas.

3. Pipeline Easement dated March 17, 1978, from Dorothy Gathings to Uni Pipe Line, Inc., covering a portion of Lots 1, 2 and 3, Block "U" and Lot 3, Block "T" of the Burton and Danforth Subdivision, San Patricio County, Texas.

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THE STATE OF TEXAS
COUNTY OF SAN PATRICIO

CERTIFICATE OF LEGALITY AND AUTHENTICITY
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

I, DOTTIE MALEY, County Clerk of San Patricio County, Texas, do hereby certify that the micro-filming of the images between the Title Page and the Certificate of Legality and Authenticity has been in strict accordance with Article 1941(a), Vernon's Texas Civil Statutes, and that each image is a true, correct and exact copy of the page or pages of the identified instrument or writing, legal document, paper, or record which has been filed for record on the date and at the time stamped on each that no notice was made in the original negative film between the Title Page and this Certificate.

I do further certify that the preceding images are part of the Official Public Records of Real Property of San Patricio County, Texas, ending with

File No. 321273, Image Identification No. 18761

WITNESS MY HAND AND SEAL OF OFFICE, this the 4th day of October, 1983.



Dottie Malley
DOTTIE MALEY, County Clerk
San Patricio County, Texas.

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4. Pipeline Easement dated March 20, 1978, from Florence I. Duphorne to Uni Pipe Line, Inc., covering a portion of Lots 2 and 3, Block A-A of the Burton and Danforth Subdivision, San Patricio County, Texas.

5. Pipeline Resolution of the Commissioner's Court of San Patricio County, Texas dated April 28, 1978, authorizing Uni Oil, Inc. to lay, construct, maintain and operate pipelines under, through, across and along certain public roads and highways.

6. Permit No. 1191 dated January 19, 1978, issued by the State Department of Highways and Public Transportation of the State of Texas to Uni-Oil, pertaining to a pipeline across State Highway No. 361, San Patricio County, Texas.

7. Permit No. 1216 dated February 15, 1978, issued by the State Department of Highways and Public Transportation of the State of Texas to Uni Pipe Line, Inc., pertaining to a pipeline across F.M. No. 2725.

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321273

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ANNEX II

1. Tracts (a), (b) and (d) are subject to all prior reservations, conveyances or leases of oil, gas and other minerals or royalty interests therein to the extent, and only to the extent, that same are in force and effect and of record in the Office of the County Clerk of San Patricio County, Texas.

2. Tract (a) is subject to Easement dated April 19, 1978, from Uni Oil, Inc. to Central Power & Light Co., recorded in Volume 586, Page 59 of the Deed Records of San Patricio County, Texas.

3. Tract (a) is subject to Lease Agreement dated October 1, 1958, from R. D. Brashear, et al, to Lee Garza, recorded in Volume 238, Page 397 of the Deed Records of San Patricio County, Texas.

4. Tract (a) is subject to that certain Agreement dated February 2, 1965, from Brashear-Irwin Industries, Inc. to T. L. Bishop, recorded in Volume 311, Page 124 of the Deed Records of San Patricio County, Texas.

5. Tract (a) is subject to the terms, conditions and stipulations of the reservation of fee title to a certain fresh water line along with the easement for developing and maintaining same as set out in Deed dated June 22, 1968, from Brashear Industries, Inc. to L. V. Elliott, Trustee, recorded in Volume 372, Page 161 of the Deed Records of San Patricio County, Texas.

6. Tract (a) is subject to the terms and provisions of that certain instrument dated October 25, 1977, from Mark T. Vanjavich, et al to T. Michael Hajecate, et al, recorded in Volume 567, Page 469 of the Deed Records of San Patricio County, Texas.

7. Tract (a) is subject to Easement dated February 8, 1979, from Uni Oil Co. to Central Power & Light Co., recorded in Volume 607, Page 299 of the Deed Records of San Patricio County, Texas.

FE:4:02:C

IMAGE NO. 17646

FILE NO.

320915 FILE NO.

321273

AFFIDAVIT OF POSTING

STATE OF TEXAS §
COUNTY OF HARRIS §

KNOW ALL MEN BY THESE PRESENTS:

1764

BEFORE ME, the undersigned authority, on this day personally appeared the undersigned Affiant, who being by me duly sworn, on his oath deposed and said:

A copy of the Notice of Substitute Trustee's Sale, a copy of which is attached to this Affidavit of Posting and made a part hereof for all purposes, was posted at the following place, on the following date, and at the designated time, the same being in accordance with Article 3810 of the Texas Revised Civil Statutes Annotated and the Deed of Trust containing the power of sale to be executed:

<u>Place of Posting</u>	<u>Date of Posting</u>	<u>Time of Posting</u>
San Patricio County Courthouse	September 12, 1983	11:40 a.m.

Margaret L. Perry
Margaret L. Perry, Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, the undersigned authority, by the said Margaret L. Perry, on this the 13th day of September, 1983.

Frances A. Sharp
Notary Public in and for
The State of T E X A S

THE STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority on this day personally appeared Margaret L. Perry, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 13th day of September, 1983.

Frances A. Sharp
Notary Public in and for
The State of T E X A S

Frances A. Sharp
Printed Name of Notary Public

My Commission Expires: 2/16/86

EXHIBIT B

IMAGE NO.]
12647

FILE NO:
3209.15

FILE NO.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

321273 -

THE STATE OF TEXAS

23

COUNTY OF SAN PATRICIO

5

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on the 21st day of September, 1979, Algemene Goederenhandel "Ago" B.V. ("Ago"), Texas Independent Oil Corporation, formerly known as Uni International Corporation and Uni Oil, Inc. ("TIOC"), and Uni Refining, Inc. entered into a Loan and Security Agreement (the "Loan Agreement"); and

WHEREAS, on the 21st day of September, 1979, Ago entered into a Loan Participation Agreement with Poda Management Est., a Lichtenstein corporation ("Poda"), whereby Ago sold and Poda purchased a participation in the loan evidenced by the Loan Agreement and the security therefor; and

WHEREAS, pursuant to the terms of the Loan Agreement, TIOC guaranteed the indebtedness owed by Uni Refining, Inc. to Ago/Poda incurred pursuant to said Loan Agreement; and

WHEREAS, Uni Refining, Inc., as of August 31, 1983, owed to Ago/Poda the sum of \$28,144,209.50, plus attorneys fees, expenses of collection, and all accrued interest from and after August 31, 1983; and

WHEREAS, Ago/Poda have previously made demand upon Uni Refining, Inc. and TIOC to pay promptly the said indebtedness owed to it by Uni Refining, Inc.; and

WHEREAS, TIOC and Uni Refining, Inc. have failed and refused to satisfy said demand and perform their obligations under the said Loan Agreement; and

WHEREAS, the obligations of TIOC and Uni Refining, Inc. under the Loan Agreement are secured by the lien of a Deed of Trust, Mortgage and Security Agreement (the "Deed of Trust"), dated September 21, 1979, wherein T. Michael Hajecate, T. Herbert Hajecate, TIOC, Uni Refining, Inc. and Uni Pipeline, Inc., as Grantors, conveyed to Frank W. R. Hubert, Jr., Trustee, for the benefit of Ago/Poda certain property situated in San Patricio County, Texas, said Deed of Trust having been filed for record on

IMAGE NO.]

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IMAGE NO.]

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321273

October 8, 1979, in volume 425, pages 712 through 798, of the Deed of Trust Records of San Patricio County, Texas, to which and the record thereof reference is here made for all purposes; and

WHEREAS, the interests of T. Michael Hajecate and T. Herbert Hajecate in the property described in said Deed of Trust were subsequently conveyed by General Warranty Deed dated March 13, 1981, to TIOC, said deed having been filed for record on July 1, 1981, in volume 635, pages 746 through 757 of the Deed Records for San Patricio County, Texas; and

WHEREAS, Frank W. R. Hubert, Jr., the named Trustee in said Deed of Trust, has resigned as Trustee under said Deed of Trust; and

WHEREAS, Ago/Poda, the beneficiaries in said Deed of Trust, have appointed the undersigned, Duane Egeland, as Substitute Trustee to act under and by virtue of said Deed of Trust; and

WHEREAS, Ago/Poda, the beneficiaries in said Deed of Trust, have requested and directed that said Substitute Trustee sell the interests of T. Michael Hajecate, T. Herbert Hajecate, TIOC, Uni Refining, Inc., and Uni Pipeline, Inc., in the property described in said Deed of Trust, including:

(a) The land and interest in land (hereinafter called "said land") described in Exhibit A attached hereto and hereby made a part hereof, said land being situated in San Patricio County, Texas, including, without limitation, the leasehold estate of Uni Refining, Inc. under that certain Lease Agreement (hereinafter called the "Lease") dated September 18, 1979, from T. Michael Hajecate, T. Herbert Hajecate, Uni International Corporation and Uni Pipeline, Inc., as Lessors, to Uni Refining, Inc., as Lessee, covering a portion of said land;

(b) Any and all buildings and improvements of every type, kind and character now or hereafter situated upon said land; and any and all plumbing, electrical,

IMAGE NO. 1

14767

IMAGE NO. 2

17619

FILE NO. 1

320945

FILE NO. 321273

heating, cooling and other equipment and all building materials and other goods of every type, kind and character which are situated upon or are fixtures related to said land, buildings or improvements;

(c) Any and all other goods of every type, kind and character owned or acquired by Grantors which are situated upon said land (whether or not situated within or attached to said buildings or improvements) and which facilitate the use and occupancy of said buildings and improvements for the purposes for which they were or are to be constructed; and

(d) All plans and specifications for said buildings and improvements, all rights of Grantors under all existing and future lease, construction, maintenance and other contracts covering or relating to said land, buildings or improvements, all tenant deposits made pursuant to or in connection with said leases, all rights of ingress and egress, easements, licenses, permits, franchises, certificates, general intangibles (including trade names and symbols used in connection therewith) and all other rights and privileges obtained in connection with, relating to or associated with said land, buildings or improvements; and

(e) In the event any of the above-described property is a leasehold estate, all additional rights, titles and interests of Grantors in and to the property covered by the lease creating such leasehold estate, including Grantors' rights, if any, to purchase the property covered by such lease ((a) through (e) inclusively referred to as "the Property").

NOW, THEREFORE, pursuant to the authority conferred upon me by the said Deed of Trust, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby as described above, and at the request of the holders of

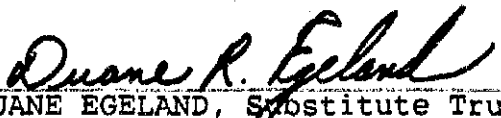
IMAGE NO.]
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IMAGE NO.]
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FILE NO.
320915
FILE NO. 321273

said indebtedness, default having been made in payment thereof, sell on Tuesday, October 4, 1983, (that being the first Tuesday of said month), at public auction to highest bidder for cash before the courthouse door of San Patricio County, Texas, in Sinton, Texas, between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. of that day, the interests of T. Michael Hajecate, T. Herbert Hajecate, TIOC, Uni Refining, Inc. and Uni Pipeline, Inc. in the Property.

EXECUTED this 9th day of September, 1983.


DUANE EGELAND, Substitute Trustee

1329b
09/09/83

FILE NO.
321273

IMAGE NO.]

17654

15760

FILE NO.

321273

ANNEX I

Fee Lands

Tract (a)

Being 93.717 acres out of Block "N", Block "II", and Block "JJ", BURTON AND DANFORTH SUBDIVISION, San Patricio County, Texas, and being more particularly described as follows:

BEGINNING at the point of intersection of the easterly right-of-way of Farm Road No. 2725 with the southerly right-of-way of Bishop Road for the most northwesterly corner and POINT OF BEGINNING of this tract;

THENCE along said right-of-way of Bishop Road, South 55 deg. 23' East, 2231.30 feet to a point at the intersection of said right-of-way of Bishop Road with the westerly right-of-way of Bay Avenue;

THENCE along said right-of-way of Bay Avenue, South 34 deg. 37' West, 1985.50 feet;

THENCE South 89 deg. 39' 10" West, 1575.69 feet;

THENCE North 34 deg. 37' East, 796.80 feet;

THENCE South 55 deg. 23' East, 330.00 feet;

THENCE North 34 deg. 37' East, 812.00 feet;

THENCE North 55 deg. 23' West, 1270.00 feet to a point along the easterly right-of-way of Farm Road 2725 for a corner of this tract;

THENCE along said right-of-way of Farm Road 2725, North 34 deg. 37' East, 1280.00 feet to the POINT OF BEGINNING.

Tract (b)

The Surface estate only of a Tract of land and being a Six (6) acre tract of land, more or less, out of the north end of Lot Four (4), Block JJ of the Burton and Danforth Acreage Subdivision, as shown by the map or plat of the same of record in Volume 152, Page 1, Deed Records of said County, reference to which is hereby made for all purposes, and described as follows:

EXHIBIT A

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IMAGE NO.
17652

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Starting at a point in the center line of the Old Ingleside Highway where the center line of the 40 foot designated County Road crosses said Highway, said Road being designated 16th Str., and said point being also in the dividing line between Lots Three (3) and Four (4) in Block M of the Burton and Danforth Subdivision as shown on the map made by P. L. Telford, dated December 9, 1909, and recorded in the Map Records of Aransas County, Texas;

THENCE in an easterly direction along the center line of said 40 foot roadway, 1020 feet to the Northwest corner of the tract herein described, said corner being at the intersection point of said 40 foot Roadway and a 60 foot Roadway designated Ingleside Avenue;

THENCE Continuing in an easterly direction 330 feet to the Northeast corner of the tract herein described;

THENCE turning 90° in a southerly direction along the boundary line between Lots 3 and 4, Block. JJ of said Burton and Danforth Subdivision, a distance of 792 feet to the Southeast corner of the tract herein described;

THENCE in a westerly direction 330 feet to the Southwest corner of the tract herein described said Southwest corner being in the center line of aforesaid Ingleside Ave.;

THENCE turning 90° and in a northerly direction 792 feet to the point of beginning, containing 6.0 acres, more or less.

Tract (c)

Being a tract of land situated in San Patricio County, Texas, described as portions of Lots 1, 2, and 3 in Land Block M, Burton and Danforth Subdivision in San Patricio County, Texas according to a plat recorded in Volume 1, pages 62 and 63, Map Records of Aransas County, Texas, a certified true copy of said plat being recorded in Volume 152, Page 1 of the Deed Records of San Patricio County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point located in the south right-of-way line of F.M. 2725, from whence the centerline of Bishop

FILE NO.
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FILE NO.

IMAGE NO.

FILE NO.

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Road bears N 34° 37' 00" E at a distance of 2620 feet, said point of beginning being the most westerly corner of Lot 3, Land Block M, Burton and Danforth Subdivision, and the most westerly corner of this tract;

THENCE N 34° 37' 00" E along the south right-of-way line of F.M. 2725, and the northwest line of Lot 3, Land Block M, Burton and Danforth Subdivision, a distance of 896.00 feet to a point for a corner of this tract;

THENCE S 55° 23' 00" E across Lot 3, Land Block M, Burton and Danforth Subdivision, a distance of 280.00 feet to a point, said point lying on the common line between Lot 2 and Lot 3, Land Block M, Burton and Danforth Subdivision, for an interior corner of this tract;

THENCE N 34° 37' 00" E along said common line between Lot 2 and Lot 3, Burton and Danforth Subdivision a distance of 384.00 feet to a point, said point lying on the south right-of-way line of a 40 foot wide dedicated roadway and on the northeast line of Land Block M, Burton and Danforth Subdivision for the most northerly corner of this tract;

THENCE S 55° 23' 00" E along the south right-of-way line of a 40 foot wide dedicated roadway and the northeast line of Land Block M, Burton and Danforth Subdivision, a distance of 630.00 feet to a point for the most easterly corner of Lot 1, Land Block M, Burton and Danforth Subdivision, and the most easterly corner of this tract, said point lying in the west right-of-way line of a 60 foot wide dedicated roadway;

THENCE S 34° 37' 00" W along the west right-of-way line of said 60 foot wide dedicated roadway and the southeast line of Lot 1, Land Block M, Burton and Danforth Subdivision, a distance of 640.00 feet to a point for a corner of this tract;

THENCE N 55° 23' 00" W across Lot 1 and Lot 2, Land Block M, Burton and Danforth Subdivision, a distance of 630.00 feet to a point, said point lying on the common line between Lot 2 and Lot 3, Land Block M, Burton and Danforth Subdivision, and being an interior corner of this tract;

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IMAGE NO.]

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THENCE S 34° 37' 00" W along the common line between Lot 2 and Lot 3, Burton and Danforth Subdivision, a distance of 640.00 feet to a point, said point lying on the north right-of-way line of a 40 foot wide dedicated roadway and the southwest line of Lot 3, Land Block M, Burton and Danforth Subdivision, and being the most southerly corner of this tract;

THENCE N 55° 23' 00" W along the north right-of-way line of a 40 foot wide dedicated roadway and the southwest line of Lot 3, Land Block M, Burton and Danforth Subdivision, a distance of 280.00 feet to the point of beginning, forming a tract of land embracing 15.01561 acres.

Tract (d)

The following described tract or parcel of land consisting of 5.207 acres, more or less, out of Farm Lot Three (3) in Land Block "O", located in Burton and Danforth Subdivision, Abstr. 184, San Patricio County, Texas, to-wit:

Commencing at the apparent physical North Corner of said Lot No. 3 herein described.

THENCE South 34 deg. 00' West with West boundary of said Lot No. 3 a distance of 470 feet to the point of the beginning. Said point being the North corner of 5.207 acre tract herein described.

THENCE South 56 deg. 00' East a distance of 280 feet to a point on the East boundary line of said Lot No. 3 for the East corner of said 5.207 acre tract.

THENCE South 34 deg. 00' West with the East boundary line of said Lot 3 a distance of 810 feet to a point marking the apparent physical South corner of said Lot No. 3 and the South corner of said 5.207 acre tract.

THENCE North 56 deg. 00' West with the South boundary line of said Lot No. 3 and the west corner of said 5.207 acre tract.

THENCE North 34 deg. 00' East with the West boundary line of said Lot No. 3 a distance of 810 feet to a point of beginning and containing in these metes and

FILE NO.
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PAGE NO.
15773

IMAGE NO.
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bounds 5.207 acres of land, more or less, and being a portion of the same property acquired by United Gas Pipe Line Company by deed dated July 21, 1952, duly recorded in Vol. 177, Pages 535-536 and by correction deed dated April 24, 1967, duly recorded in Vol. 350, Pages 380-382 and by correction deed dated March 18, 1976, duly recorded in Vol. 524, Pages 337-341, and being the same land conveyed to South Gulf Management, Inc., by deed dated March 25, 1977, duly recorded in Vol. 552, Pages 1-4, all of the above instruments being recorded in the deed records of San Patricio County, Texas.

LESS AND EXCEPT the most Northerly 110 feet of said tract and comprising of .708 acre, more or less.

Tract (e)

Being a tract of land 610 feet by 665 feet out of the South end of Farm Lots Nos. Four (4) and Five (5), Land Block "O", of the Burton and Danforth Subdivision, according to the map or plat of said Subdivision made by P. L. Telford, Surveyor, recorded in Vol. 1, pages 62-63, Map Records, Aransas County, Texas, a certified photocopy of which recorded map being of record in Vol. 152, page 1, Deed Records, San Patricio County, Texas, to which map and the records thereof references are here made for further description of said Farm Lots; and said tract being described by metes and bounds, viz:

BEGINNING at the Southwest corner of said Farm Lot 5 which point is on the North line of a Roadway between Blocks "O" and "N" of said Subdivision, for the Southwest corner of this tract;

THENCE, in a Southeasterly direction along said North line of said Roadway a distance of 610 feet, to the present Southeast corner of said Farm Lot 4 which point is also on the West line of a Roadway between Farm Lots 3 and 4 of said Block and Subdivision, for the Southeast corner of this tract;

THENCE in a Northeasterly direction along said West line of said Roadway a distance of 665 feet to the Southeast corner of tract conveyed to United Gas Pipe Line Company by Warranty Deed dated May 6, 1967, recorded in Vol. 351, page 428, Deed Records of San Patricio County, Texas, for the Northeast corner of this tract;

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IMAGE NO. 1
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IMAGE NO. 1
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FILE NO. 1
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THENCE in a Northwesterly direction along the South line of said tract conveyed to United Gas Pipe Line Company, a distance of 610 feet to the West line of said Farm Lot 5, for the Northwest corner of this tract;

THENCE in a Southwesterly direction along the West line of said Farm Lot 5, a distance of 665 feet to the PLACE OF BEGINNING.

Tract (f)

A tract or parcel of land located in San Patricio County, Texas, described more particularly as follows, to-wit:

Beginning at the Northwest corner of Lot Four (4), Block N, of the Burton and Danforth Subdivision as shown by map recorded in Vol. 1 at pages 62-63 in the Map Records of Aransas County, Texas, a certified photostatic copy of which is filed in the Deed Records of San Patricio County in Vol. 152 at page 1, said point being the South line of Bishop Road;

THENCE, South 55 Deg. 23 Min. East, 280 feet to the Northeast corner of said lot in the West line of State F.M. Road No. 2725;

THENCE, South 34 Deg. 37 Min. West, 640 feet along the East line of said lot and the West line of said F.M. Road No. 2725 to the Southeast corner of this tract;

THENCE, North 55 Deg. 23 Min. West, 280 feet to the Southwest corner of this tract in the West line of said Lot 4;

THENCE, North 34 Deg. 37 Min. East, 640 feet along the West line of Lot 4 to the point of beginning.

Save and except the following described portion of the above described property, to-wit:

BEGINNING at a point in the West line of State F.M. Road No. 2725 and the East line of Lot 4, Block N of the Burton and Danforth Subdivision as shown by map records in Vol. 1 at pages 62-63 of the Map Records of Aransas County, Texas, a certified photostatic copy of

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IMAGE NO.]

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IMAGE NO.]

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which is filed in the Deed Records of San Patricio County, Texas, in Vol. 152, at page 1, said Point of Beginning bears South 34 Deg. 37 Min. West, 484.42 feet from the Northeast corner of said Lot 4, Block North;

THENCE, North 55 Deg. 23 Min. West, 280 feet parallel to the North line of said Lot 4 to the Northwest corner of this tract in the West line of said Lot 4, Block N;

THENCE, South 34 Deg. 37 Min. West, 155.58 feet with the West line of said Lot 4 to the Southwest corner of this tract;

THENCE, South 55 Deg. 23 Min. East, 280 feet parallel to the North line of Lot 4 of said Block N to the Southeast corner of this tract in the East line of said Lot 4 and the West line of F.M. Road No. 2725;

THENCE, North 34 Deg. 37 Min. East, 155.58 feet with the East line of Lot 4 and the West line of F.M. Road No. 2725 to the point of BEGINNING, containing one (1) acre of land.

-7-

Leases, Easements and Permits

1. Lease Agreement dated March 26, 1979, from Coast Materials, Inc., as Lessor, to Uni Pipeline Company, as Lessee, covering the following described land situated in San Patricio County, Texas:

Being located on Red Fish Bay and BEGINNING at a point in the centerline of Ocean Drive, at 80 foot roadway opposite the Southeast corner of Lot Two (2), Bay Block Eight (8), as shown by map prepared by P. L. Telford dated December 9, 1909 and recorded in the Map Records of Aransas County, Texas, in Volume 1 at pages 62-63, a certified photostatic copy of which is filed in the Deed Records of San Patricio County, Texas, in Volume 152 at page 1, said point being in the Southeasterly projection of the South line of said Lot Two (2), Bay Block Eight (8) of said subdivision;

- 8 -

THE STATE OF TEXAS
COUNTY OF SAN PATRICIO

CERTIFICATE OF LEGALITY AND AUTHENTICITY
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

I, DOTIE MALEY, County Clerk of San Patricio County, Texas, do hereby certify that the micro-filming of the images between the Title Page and the Certificate of Legality and Authenticity has been in strict accordance with Article 1941(a), Vernon's Texas Civil Statutes, and that each image is a true, correct and exact copy of the page or pages of the identified instrument of writing, legal document, paper, or record which has been filed for record in the State at the time stamped on each; that no splice was made in the original negative film between the Title Page and this Certificate.

I do further certify that the preceding images are part of the Official Public Records of Real Property of San Patricio County, Texas, ending with

File No. 321273

Image Identification No. 18775

WITNESS MY HAND AND SEAL OF OFFICE, this 4th day of October 83



Dotie Maley
DOTIE MALEY, County Clerk
San Patricio County, Texas.

I, DOTTIE MILEY, County Clerk of San Patricio County, Texas, do hereby certify that the following images are part of the Official Public Records of Real Property of San Patricio County, Texas, starting with Book No. 321273 Page No. 18776.

321273

18776

4th

October

1983



Dottie Miley
County Clerk, San Patricio County, Texas
San Patricio County, Texas

IMAGE NO.
18776

IMAGE NO.

17658

FILE NO.

320945

THENCE, N. 17° 16' 57" E., 345.7 feet along the centerline of Ocean Drive to a corner;

THENCE, N. 15° 24' 14" E., 349.46 feet along said centerline of Ocean Drive to a corner;

THENCE, N. 18° 04' 37" E., 344.24 feet along said centerline of Ocean Drive to a corner;

THENCE, N. 29° 15' E., 331.45 feet along said centerline of Ocean Drive to the Northwest corner of this tract;

THENCE, S. 55° 23' E., 270.01 feet with the Southeasterly projection of the North line of Lot Three (3), Bay Block Seven (7) of said subdivision to the shore of Red Fish Bay for the Northeast corner of this tract;

THENCE, with the shore of Red Fish Bay, S. 30° 06' 42" W., 331.02 feet;

THENCE, continuing with said shoreline, S. 32° 32' 03" W., 330.02 feet;

THENCE, along said shoreline, S. 32° 17' 15" E., 59.81 feet;

THENCE, along said shoreline, S. 16° 46' 10" W., 308.88 feet to a corner of this tract;

THENCE, along said shoreline, S. 23° 50' 07" W., 340.40 feet to the Southeast corner of this tract in the Southeasterly projection of the South line of Lot Two (2), Bay Block Eight (8) of said subdivision;

THENCE, N. 55° 23' W., 170.01 feet along said projection of the South line of said Lot Two (2) to the POINT OF BEGINNING, SAVE AND EXCEPT the East one-half (1/2) of Ocean Drive, an 80 foot roadway dedicated to the public use as such, containing 6.764 acres (including roadway), more or less, 5.505 acres, more or less, excluding one-half (1/2) roadway;

SAVE AND EXCEPT, however, the following:

Beginning at a point in the center line of Ocean Drive where the center line of Sunray Road, a forty (40') foot county road, crosses said center line of Ocean

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321273

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IMAGE NO.]

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FILE NO.

32 345

Drive as shown by Burton and Danforth Subdivision map recorded in Vol. 1 at pages 62-63 of the map records of Aransas County, Texas, a certified photostatic copy of which is recorded in the Deed Records of San Patricio County, Texas, in Vol. 152, at page 1,

THENCE N. 18 deg. 4 min. 37 sec. East, 156.47 ft. along the center line of said Ocean Drive, an 80-foot roadway to the Northwest corner of this tract;

THENCE S. 55 deg. 25 min. East 218.55 feet to the shoreline of Redfish Bay for the Northeast corner of this tract;

THENCE S. 32 deg. 32 min. 3 sec. West, 150.1 feet with the shoreline of Redfish Bay;

THENCE S. 23 deg. 17 min. 15 sec. East, 59.47 feet along the shoreline;

THENCE S. 16 deg. 46 min. 10 sec. West, 308.88 feet along the shoreline;

THENCE S. 23 deg. 50 min. 7 sec. West, 340.40 feet along the shore to the Southeast corner of this tract;

THENCE N. 55 deg. 23 min. West, 170.17 feet to the Southwest corner in the center line of Ocean Drive;

THENCE N. 17 deg. 16 sec. 57 min. East, 345.70 feet with the center line of Ocean Drive to a corner;

THENCE N. 15 deg. 24 min. 14 sec. East, 349.46 feet along the center line of Ocean Drive to the point of beginning, containing 3.74 acres, save and except the East one-half (1/2) of Ocean Drive embraced within the above metes and bounds.

2. Pipeline Easement dated March 23, 1978, from Hugh C. Jackson to Uni Pipe Line Inc., covering a portion of Lot 4, Block B-B and Lots 3 and 4, Block A-A of the Burton and Danforth Subdivision, San Patricio County, Texas.

3. Pipeline Easement dated March 17, 1978, from Dorothy Gathings to Uni Pipe Line, Inc., covering a portion of Lots 1, 2 and 3, Block "U" and Lot 3, Block "T" of the Burton and Danforth Subdivision, San Patricio County, Texas.

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IMAGE NO.]

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4. Pipeline Easement dated March 20, 1978, from Florence I. Duphorne to Uni Pipe Line, Inc., covering a portion of Lots 2 and 3, Block A-A of the Burton and Danforth Subdivision, San Patricio County, Texas.
5. Pipeline Resolution of the Commissioner's Court of San Patricio County, Texas dated April 28, 1978, authorizing Uni Oil, Inc. to lay, construct, maintain and operate pipelines under, through, across and along certain public roads and highways.
6. Permit No. 1191 dated January 19, 1978, issued by the State Department of Highways and Public Transportation of the State of Texas to Uni-Oil, pertaining to a pipeline across State Highway No. 361, San Patricio County, Texas.
7. Permit No. 1216 dated February 15, 1978, issued by the State Department of Highways and Public Transportation of the State of Texas to Uni Pipe Line, Inc., pertaining to a pipeline across F.M. No. 2725.

IMAGE NO.]

15770

IMAGE NO.]

24651

FILE NO:

62-8915

ANNEX II

1. Tracts (a), (b) and (d) are subject to all prior reservations, conveyances or leases of oil, gas and other minerals or royalty interests therein to the extent, and only to the extent, that same are in force and effect and of record in the Office of the County Clerk of San Patricio County, Texas.

2. Tract (a) is subject to Easement dated April 19, 1978, from Uni Oil, Inc. to Central Power & Light Co., recorded in Volume 586, Page 59 of the Deed Records of San Patricio County, Texas.

3. Tract (a) is subject to Lease Agreement dated October 1, 1958, from R. D. Brashear, et al, to Lee Garza, recorded in Volume 238, Page 397 of the Deed Records of San Patricio County, Texas.

4. Tract (a) is subject to that certain Agreement dated February 2, 1965, from Brashear-Irwin Industries, Inc. to T. L. Bishop, recorded in Volume 311, Page 124 of the Deed Records of San Patricio County, Texas.

5. Tract (a) is subject to the terms, conditions and stipulations of the reservation of fee title to a certain fresh water line along with the easement for developing and maintaining same as set out in Deed dated June 22, 1968, from Brashear Industries, Inc. to L. V. Elliott, Trustee, recorded in Volume 372, Page 161 of the Deed Records of San Patricio County, Texas.

6. Tract (a) is subject to the terms and provisions of that certain instrument dated October 25, 1977, from Mark T. Vanjavich, et al to T. Michael Hajecate, et al, recorded in Volume 567, Page 469 of the Deed Records of San Patricio County, Texas.

7. Tract (a) is subject to Easement dated February 8, 1979, from Uni Oil Co. to Central Power & Light Co., recorded in Volume 607, Page 299 of the Deed Records of San Patricio County, Texas.

FH:4:02:G

FILE NO. 100-3510 COMPARE
aff of Estery

Margaret S. Seng



The Public

FILE OR RECORD

SEP 23 1983

-12-

BOTTIE MALEY

THE

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Sarman Dress
4200 Interfirst Plaza
Houston, Texas 77002
Attn: Margaret Berry

13730

EXHIBIT "C"

A F F I D A V I T

STATE OF TEXAS §
 COUNTY OF HARRIS §

The undersigned, having knowledge of the matters hereinafter set forth, after being duly sworn, deposes and states under oath, as follows:

"Poda Management Est. ("Poda") and Algemene Goederenhandel "Ago" B.V. ("Ago"), the holders of the indebtedness secured by a Deed of Trust, Mortgage and Security Agreement dated September 21, 1979, executed by T. Michael Hajecate, T. Herbert Hajecate, Texas Independent Oil Corporation, formerly known as Uni International Corporation and Uni Oil, Inc., Uni Refining, Inc. and Uni Pipeline, Inc., as the grantors, in favor of Frank W. R. Hubert, Jr., Trustee, for the benefit of Ago, said Deed of Trust having been filed for record on October 8, 1979, in Volume 425, Pages 712-798 of the Deed of Trust Records of San Patricio County, Texas, did, at least twenty-one (21) days preceding the date of the sale made by Duane Egeland, Substitute Trustee, on the 4th day of October, 1983, serve written notice of the proposed sale, by certified mail, on each debtor obligated to pay such indebtedness according to the records of such holder, by the deposit of a copy of the notice of such Substitute Trustee's sale, enclosed in a post-paid wrapper, properly addressed to each such debtor at such debtor's most recent address as shown by the records of the holder of such indebtedness, in a post office or an official depository under the care and custody of the United States Postal Service."

Tracy E. Friedman
 Tracy E. Friedman

SUBSCRIBED AND SWORN TO BY TRACY E. FRIEDMAN BEFORE ME, the undersigned authority, on this the 4th day of October, 1983.

Francis A. Sharp
 Notary Public in and for
 The State of Texas

Francis A. Sharp
 Printed Name of Notary

My Commission expires:

2 16 86

Sub Trustee's Deed

IMAGE NO:
18781

FILE NO: 321273 COMPARED

Uni Refining Inc, et al

By Sub. Trustee
to

Poda Management Est. Trustee

FILED FOR RECORD

at 12:20 o'clock P. M.

OCT 4 1983

DOTTIE MALEY

CLERK, COUNTY CLERK, SAN PATRICK CO., TEX.

James E. Trustee Deputy

pd 7100 C.C. 3500

ret: Tracy Friedman
Ferman & Dyess
4200 Inter First Plaza
Houston, TX 77002

THE STATE OF TEXAS
COUNTY OF SAN PATRICK
THAT THIS INSTRUMENT
WAS FILED FOR RECORD
ON THE 4th DAY
OF OCTOBER 1983
AT 12:20 P.M.
BY CLERK DOTTIE MALEY
321273
JAMES E. TRUSTEE
CLERK